



January 19, 2006

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Sprague
Invocation Deanne Hall
Pledge of Allegiance Dean Thompson
Quorum Chairman Sprague
Quorum present with 80% of members present.
Approval of Minutes for January 5, 2006 Chairman Sprague
Dean Thompson moved to approve the minutes of January 5, 2006. Deanne Hall seconded.
Motion carried 4-0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Sprague
Deanne Hall moved to approve the Agenda as presented. Dean Thompson seconded. Motion carried 4-0.

Old Business

Preliminary Plat Staff
1. Strong Villas I (formerly The Villas at Radcliffe (Townhomes)), Columbia Road, Zoned T-R, 46 units (Phase I), 72 units (overall), 9.03 acres, *Commission District 3*.
Deanne Hall made the motion to approve Strong Villas I and to include all departmental comments. Dean Thompson seconded. Motion carried 4-0.
2. Amberly Section II, Riverwood Parkway, Zoned PUD, 82 units, 16.06 acres, *Commission District 3*.
Dean Thompson made the motion to table Amberly Section II until the February 2, 2006 planning commission meeting. Brett McGuire seconded. Motion carried 4-0.
3. The Battery, Gibbs Road, Zoned R-2 RCO, 25 lots, 8.42 acres, *Commission District 3*.
Deanne Hall made the motion to approve The Battery and to include all departmental comments. Dean Thompson seconded. Motion carried 4-0.

New Business

Final Plat Staff
4. Steeplechase, Fury's Ferry Road, Zoned T-R, 74 units, 20.21 acres, *Commission District 1*.
Brett McGuire made the motion to approve Steeplechase with the added condition that there would not be a cul-de-sac and to include all departmental comments. Tom Sprague seconded. Motion carried 4-0.



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Preliminary Plat..... Staff

5. **Rhodes Farm Phase I**, Evans-to-Locks Road, Zoned R-2 RCO, 69 lots, 55.80 acres,
Commission District 1
6. **Dunwoody Place**, Cobham Road, Zoned R-A, 22 lots, 55.1 acres, *Commission District 4.*
7. **Townhomes at Willow Lake**, Fury's Ferry Road, Zoned PUD, 59 units, 10.8 acres,
Commission District 1.

Deanne Hall made the motion to table Rhodes Farm Phase I, Dunwoody Place, and Townhomes at Willow Lake until the February 2, 2006 planning commission meeting. Dean Thompson seconded. Motion carried 4-0.

8. **Horizon North Industrial Park**, International Parkway, Zoned M-2, 7 lots, 97.9 acres,
Commission District 3.

Dean Thompson made the motion to approve Horizon North Industrial Park with the added condition that clearing and grading of the site is limited to those areas of clearance authorized by the subdivision regulations to include areas for streets and utilities, and to include all departmental comments. Deanne Hall seconded. Motion carried 4-0.

Rezoning..... Staff

9. **RZ 06-01-02**, Rezone Tax Map 077C Parcel 057, 10.39 acres located at 3802 Murray Road to apply the Residential Cluster Overlay to the current R-3 zoning. *Commission District 1.*

Dean Thompson made the motion to approve RZ06-01-02 and to include all departmental comments and close the public hearing. Brett McGuire seconded. Motion carried 4-0.

9. **RZ 06-01-03**, Rezone Tax Map 068 Parcel 013A, 24.17 acres located at 231 South Old Belair Road from R-1 to R-2 RCO. *Commission District 4.*

Deanne Hall made the motion to approve RZ06-01-03 and to include all departmental comments and close the public hearing. Dean Thompson seconded. Motion carried 4-0.

Text Amendment..... Staff

11. **Text Amendment to Sections 90-55, 90-182, 74-37, and 74-38** to establish permitted uses in preserved open space and conservation easements.

Brett McGuire made the motion to table the Text Amendment to Sections 90-55, 90-182, 74-37, and 74-38. No second to the motion.

Dean Thompson made the motion to approve the Text Amendment to Sections 90-55, 90-182, 74-37, and 74-38 as presented and to close the public hearing. Deanne Hall seconded. Motion carried 3-1 (McGuire).

Variance..... Staff

Staff Comments Staff

Public Comments..... Chairman Sprague

Adjourn Chairman Sprague

The Meeting Adjourned at 7:40 p.m.



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COLUMBIA COUNTY PLANNING COMMISSION

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: January 2006

Board/Commission	Date	Time	Location
Planning Commission	January 19, 2006	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	January 23, 2006	3:30 PM	Evans Government Center Auditorium
Planning Commission	February 2, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 7, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	February 16, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	February 27, 2006	3:30 PM	Evans Government Center Auditorium

Items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, February 7, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, February 3, 2006 to place their name on the agenda for presentation.